

CITY OF MUSKEGON  
MUSKEGON HOUSING BOARD OF APPEALS  
NOTICE AND AGENDA

DATE OF MEETING: **Thursday, July 6, 2017**  
TIME OF MEETING: **5:30 P.M.**  
PLACE OF MEETING: **CITY HALL FIRST FLOOR-COMMISSION CHAMBERS**

**AGENDA**

**I. Roll Call:**

**II. Approval of the Minutes:**

Approval of minutes from the June 1, 2017 meeting.

**III. Old Business:**

**IV. Dangerous Building – New Cases:**

- a) **EN1603188 – 407 Monroe Ave (GARAGE ONLY)** - Stacey Kelly, 407 Monroe Ave,  
Muskegon MI 49441
- b) **EN1709273 – 338 Mason Ave (GARAGE ONLY)** - Rebia & Rickey Farmer, 338  
Mason Ave, MI 49441
- c) **EN1708578 – 655 E. Apple Ave –** FWC Muskegon LLC, 1478 Ellis Rd, Muskegon, MI  
49444

**V. Other Business:**

**VI. Adjourn.**

AMERICAN DISABILITY ACT POLICY FOR ACCESS TO OPEN MEETINGS OF  
THE CITY COMMISSION AND ANY OF ITS COMMITTEES OR SUBCOMMITTEES.

The City of Muskegon will provide necessary reasonable auxiliary aids and services, such as signers for the hearing impaired and audiotapes of printed materials being considered at the meeting, upon twenty-four hours notice to the City of Muskegon. Individuals with disabilities requiring auxiliary aids or services should contact the City of Muskegon by writing or calling the following:

Ann Meisch, City Clerk  
933 Terrace Street  
Muskegon, MI 49443  
(231) 724-6705 or TDD (231) 724-6773

**CITY OF MUSKEGON  
MUSKEGON HOUSING BOARD OF APPEALS  
MEETING MINUTES  
June, 1 2017**

Board Chair, G. Borgman called the meeting to order at 5:37 pm.

ATTENDANCE: K. Kolberg, W, Krick, G, Borgman R, Mackie, E. Simmons, B, Arthur, B. Turnquist,

STAFF: K. Briggs, SAFEBuilt; J. Paulson; SAFEBuilt; K. Leonard, SAFEBuilt;

OTHERS: Doris Johnson: 533 Jackson (1427 Chestnut DR Ypsilanti MI 48179), Murry Vanderstelt: 1460 Hoyt St. (1719 Getty Muskegon MI, 49441)

**MINUTES:**

A motion to approve the regular meeting minutes from May 4, 2017 was made by B, Turnquist, supported by R. Mackie; unanimously supported.

**OLD BUSINESS:**

**DANGEROUS BUILDINGS - NEW CASES:**

**EN1709367 – 1460 Hoyt St. - Murray Vanderstelt, 1719 S. Getty St, Muskegon MI 49442**

M. Vanderstelt stated he would like to clean up the yard and redo the windows. He would like to keep the home. J. Paulson stated that they did do an inspection of the home with a building inspector but only the outside of the home. J. Paulson stated when they were at the home he told him if he gave him a written plan of what he wanted to do and a time he would keep it off the board meeting this month. M.vanderstelt never got back with J. Paulson. The home is 2 year behind in taxes. M. Vanderstelt stated he is using this home for storage and it is zoned R2.

A motion to declare the structure substandard, dangerous and a public nuisance was made by E. Simmons, supported by R, Mackie; and unanimously approved.

**EN1709364 – 533 Jackson Ave. – Doris Johnson, 1472 Chestnut Dr. Apt 12, Ypsilanti, MI 48179**

D. Johnson bought the home on a land contract and wanted to sell the home. The person who she was buying the home from passed away. The home is in court right now. D. Johnson is not the owner of the home. The owner of the homes lawyer sent J. Paulson an email stating that she wanted to take down the home when court is done.

A motion to declare the structure substandard, dangerous and a public nuisance was made by R. Mackie, supported by A Boyd; and unanimously approved

**EN1708579 - 1440 Jiroch St – Brooks Rental Properties IV LLC, 12603 VanWagoner Ave. Grant mi 49327. Muskegon County Treasurer, 173 E. Apple Ave suite 104, Muskegon MI 49442**

The owner nor any representative for the owner was in attendance. J. Paulson Stated the home was lost to tax foreclosure and bankruptcy. The home had a fire. They did not have fire insurance on the home at the time of the fire.

A motion to declare the structure substandard, dangerous and a public nuisance was made by R. Mackie, supported by E, Simmons; and unanimously approved

**OTHER BUSINESS:**

There being no further business the meeting was adjourned at 6:46 pm.

## **EN1603188– 407 Monroe Ave (GARAGE only)**

Stacey Kelly, 407 Monroe Ave, Muskegon MI 49441

- 1) A complaint was received regarding the condition of the garage
- 2) Taxes are current
- 3) Property located in the Nelson Neighborhood
- 4) 12' x 20' (240 square feet) unattached garage
- 5) Enforcement notice was send in the spring of 2016. The owner requested 3 different extension to repair during 2016. The enforcement was carried over from 2016 to 2017 and given to the "dangerous buildings" dept. for follow-up
- 6) The owner made contact with inspector Paulson stating she wanted to keep the garage but did not have the money to complete the repairs. The owner was informed she lived in a "blight flight" area and qualifies for certain funding for home repairs. The owner came into the CNS office and obtain the applications for the program but never returned the completed application for approval
- 7) No permits obtained
- 8) Staff requesting to remove the garage

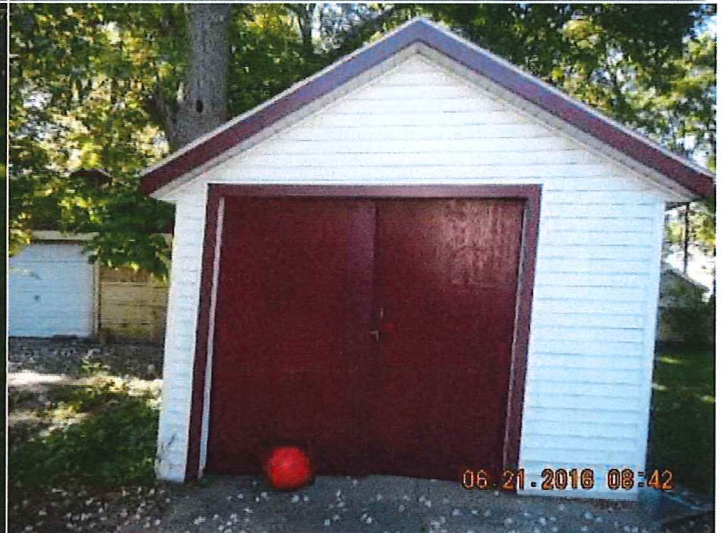
Exterior only inspection of the garage noted the following:

- 1) Sections of soffits and fascia are missing or not attached
- 2) Most of the roof covering is missing, deteriorated or not attached
- 3) Most of the roof decking is rotted or has holes
- 4) The garage is out of plumb and leaning to one side.





PHOTOS of 407 MONROE AVE (garage only)



## **EN1709273 – 338 Mason Ave (GARAGE only)**

Rebia & Rickey Farmer, 338 Mason Ave, Muskegon MI 49441

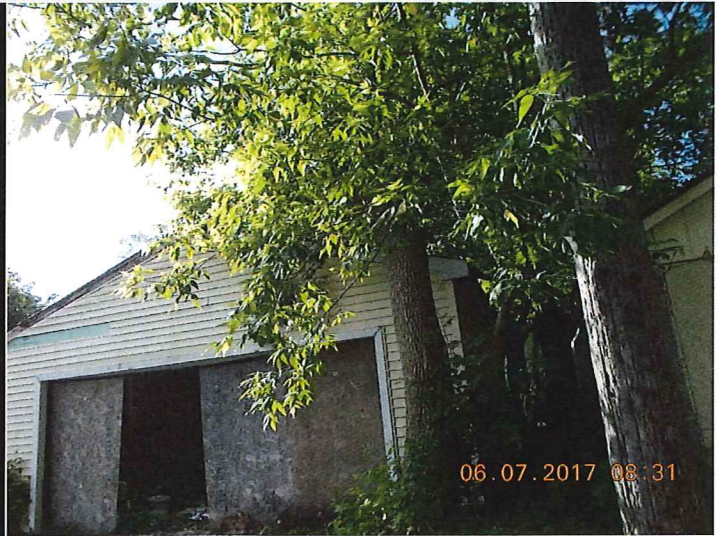
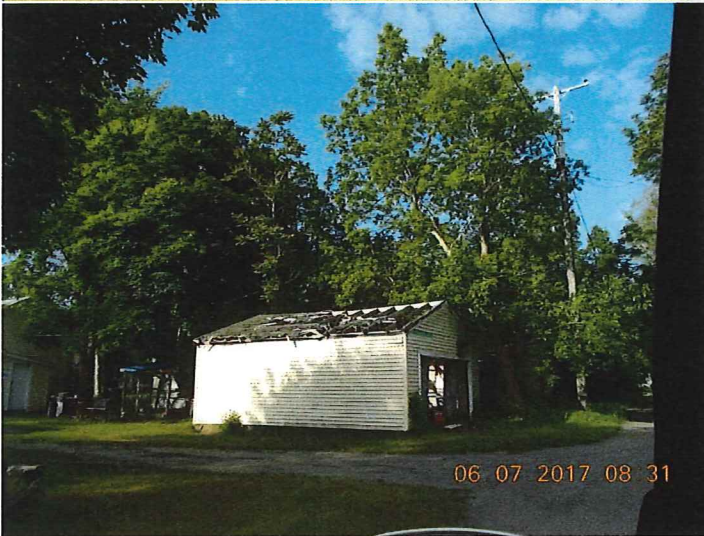
- 1) A complaint was received regarding the condition of the property
- 2) Taxes are current
- 3) Property located in the Nelson Neighborhood
- 4) 24' x 22' (528 square feet) unattached garage
- 5) The owner made contact with inspector Paulson stating he wanted to keep the garage and was getting a bid from Mr. Roof on completing the repairs. No further contact from the owner
- 6) No permits obtained
- 7) Staff requesting to remove the garage

Exterior only inspection of the garage noted the following:

- 1) Sections of the vinyl siding are missing
- 2) Soffits and fascia are missing or not attached
- 3) Most of the roof and roof decking is missing and or deteriorated
- 4) The garage overhead door is missing. The OSB panels installed in the opening are loose and not painted to match the siding or trim as required under City Ordinance



PHOTOS of 338 MASON AVE (garage only)





## **EN1709274 – 258 Strong Ave (GARAGE only)**

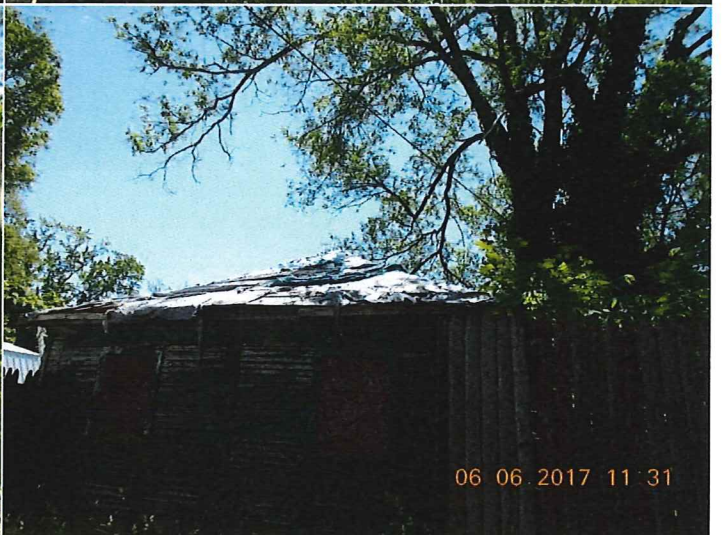
Rex Carr, 258 Strong Ave, Muskegon MI 49441

- 1) A complaint was received regarding the condition of the garage
- 2) Taxes are delinquent for 2016
- 3) Property located in the Nelson Neighborhood
- 4) A "L" shape (362 square feet) unattached garage
- 5) On 4-4-17, the daughter of the owner called and said her father did not have the money to remove the garage at this time. The daughter said the garage would be gone by summer. I informed the daughter they would need to submit a letter of intent within 2 weeks. No letter was received.
- 6) On 5-31-17, inspector Paulson made contact with the owner regarding his garage. The owner purchased a storage building and said he would be removing the garage. The owner was informed he may qualify for assistance with many repairs as he was in a "blight flight" area. Owner did not contact CNS or inspections dept.
- 7) No permits obtained
- 8) Staff requesting to remove the garage

Exterior only inspection of the garage noted the following:

- 1) Sections of soffits and fascia are missing or not attached
- 2) Most of the roof covering is missing, deteriorated or not attached
- 3) Most of the roof decking is rotted or has holes
- 4) The siding has peeling or no paint at all
- 5) Boarded windows must be painted to match siding or trim as required under City Ordinance

**PHOTOS of 258 STRONG AVE (garage only)**



**FWC Muskegon LLC, 1478 E. Ellis Rd, Muskegon MI 49444**

- 1) 2016 winter and summer taxes are delinquent
- 2) Structure fire occurred on October 5, 2016
- 3) 2017 SEV \$14,800. Estimated cost to repair \$31,000
- 4) No fire dwelling insurance on the home at the time of the fire (lapsed)
- 5) This property is in the Angell neighborhood
- 6) 1 ¼ story, one unit rental home, approx. 1081 sqft of living space
- 7) Home occupied at the time of the fire (no injuries from the fire)
- 8) The owner requested an interior inspection of the home from SAFEbuilt.
- 9) No permits have been obtained by current owner to date
- 10) Owner's representative stated they have decided to demolish the structure and provided a bid from Press's Demolition, but no signed contract.
- 11) Staff recommendation to remove / demolish all structures on the property

**INSPECTION REPORT**

**Date completed: October 7, 2016**

**DEFICIENCIES:**

**Please note the following from the trade's inspection:**

**Plumbing Inspector:**

- 1) Replace plumbing system to code
- 2) Replace or repair heating system to code

**Electrical Inspector:**

- 3) Add hardwired smoke detection throughout entire home
- 4) Replace all fire damage wiring and electrical components

**Building Inspector:**

- 5) Laundry room has severe fire damage
- 6) Entire home has heavy smoke and heat damage
- 7) The entire structure needs to be gutted and everything replaced, including windows, exterior doors, insulation, flooring and drywall



## 655 E. Apple Ave Photos

